

**Chanticleer Estates Homeowners Association, Inc.
857 Brownsitch PMB 240
Slidell, LA 70458**

**Meeting Minutes
Regular Scheduled Meeting – August 9, 2005**

A Regular Scheduled Meeting of the Chanticleer Estates Homeowners Association (CEHA) was held at the First Pentecostal Church on Robert Boulevard on Tuesday, August 9, 2005. The meeting began at 7:15 p.m.

Call to Order

The meeting was called to order by the CEHA President Emmett Mercier. CEHA Secretary, Ralph Veth, reported that 36 (including proxies) of the 71 lots were represented, constituting a quorum.

Approval of Minutes

A motion was made and seconded to dispense with the reading of the minutes from the previous meeting, and accept the minutes as written and published on the CEHA website. The motion was unanimously passed.

Officer Reports

President Report: Emmett Mercier reported that after a request to the Louisiana Highway Department to install a lower speed limit on Robert Road, the agency did install a warning sign concerning our intersection with Robert Road. He reported that the Association has purchased three dummy security cameras that will be placed in various locations throughout the subdivision. Finally, he reported that the Board currently has Covenant violation issues with three individual lot owners. Two are working with the Board to resolve their violations; the third is ignoring the Board's requests and legal action is being considered.

Vice-President Report: Nina Teff reported that we currently have somewhere between 45 and 48 responses to our new Covenant and By-laws ballot. She will try to get with an attorney to determine our next course of action.

Treasurer Report: Dan Megilligan reported that the bank balance as of July 31, 2005 was \$6,183.12. The financial statement will be posted on the website within the next week. Dan indicated that we should have at least \$5,000 in the bank by the end of the fiscal year – we are coming in at least \$1,400 below Budget which is essentially the amount currently left in the Beautification section of the Budget. He has also collected \$4,200 of next year's dues.

Committee Reports

Architectural Control: Linda Ashley reported that several owners have made various requests to the Architectural Control Committee. There are no current issues to report.

Audit: No report.

Beautification: It was determined that a little fertilizer would help to spruce up the bushes and flowers at the front entrance. Kendra Wadleigh will get a group together and fertilize as necessary.

Drainage: No report.

Maintenance: No report.

Military Road Alliance: No report.

Neighborhood Watch: Mel Bussell reported that the first Lady Beware class only had two to sign up. A second session is being given on August 13, 2005.

Newsletter: Linda Ashley has requested that home owners provide her with news so she can put together another Newsletter. She also mentioned that Michelle Marullo and Karen Cresson are collecting donations in the name of CEHA for school supplies for needy children.

Social: No report.

Welcoming: No report.

Old Business

Covenants/By-Laws Revisions: Nothing additional to report than the report mentioned above under the Vice-President's report.

Elections Committee: The following were nominated to serve as officers for the coming fiscal year: President – Ralph Veth, Vice-President – Don Bryan, Secretary – David Daigle, and Treasurer – Emmett Mercier. A motion was made, seconded, and unanimously passed to install these four individuals as officers for the coming year.

New Business

Proposed Budget: Dan presented the Proposed Budget for the coming fiscal year. He added a line item to the Proposed Budget and revised another line item. He suggested we add "Attendance Reward" of \$200 and revise the Insurance – General Association to \$1,100 from \$1,300. The overall Income will be \$14,200 with an Expense of \$13,400. The Budget detail can be reviewed on the website which will be published within the next couple weeks. A motion was made, seconded, and unanimously passed to accept the Proposed Budget with revisions as our Final Budget for the next fiscal year.

MRA Participation: Emmett Mercier has volunteered to serve as our representative on the MRA. David Daigle will be his backup.

Pets: Linda Ashley mentioned that one of our neighbors was bitten by a dog while walking in the subdivision. She cautioned that our children should be careful while playing outside. She also requested that pet owners should not let their pets run wild.

Door Prize: Dan Megilligan won the door prize donated by Heidi Boyanton.

Adjournment

There being no further business to discuss at this time, a motion was made, seconded and passed to adjourn the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Ralph Veth